

Sumter City-County Planning Commission

November 28, 2012

SD-12-02, Lee's Preserve (County)

I. THE REQUEST

Applicant: Mac Kolb

Status of the Applicant: Agent for Owner, Millwood Plantation G.P.

Request: A request for preliminary plat approval to develop a 35 lot (plus open space eased areas) residential subdivision.

Location: West side of Loring Mill Rd., north of Wise Dr./Patriot Parkway

Size of Property: +/- 509.64

Present Use/Zoning: Undeveloped Wooded/AC, R-15, GC, GR

Proposed Use of Property: Residential Large Lot Subdivision

Tax Map Reference: 186-00-02-004; 155-00-03-003; 185-00-01-001

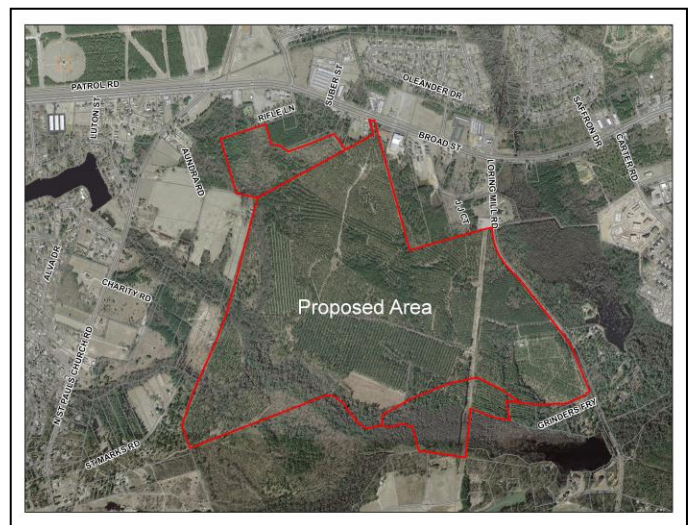
Adjacent Property Land Use and Zoning:
North – Undeveloped (GR, GC)
South – Undeveloped Floodplain (AC, R-15)
East – Undeveloped (GR, AC)
West – Undeveloped (R-15)

II. BACKGROUND

The applicant proposes to develop a 35 lot residential subdivision on an overall 506 acre tract. The 35 large lots, ranging above 4 acres to 10 acres in size, occupy approximately 190 acres. The remaining acres are placed in a large conservation easement tract and several larger tracts.

The lots are proposed with public water, private septic, and public streets.

The property carries multiple zoning districts: AC, GR, GC, and R-15 though this does not necessarily present a barrier to subdivision

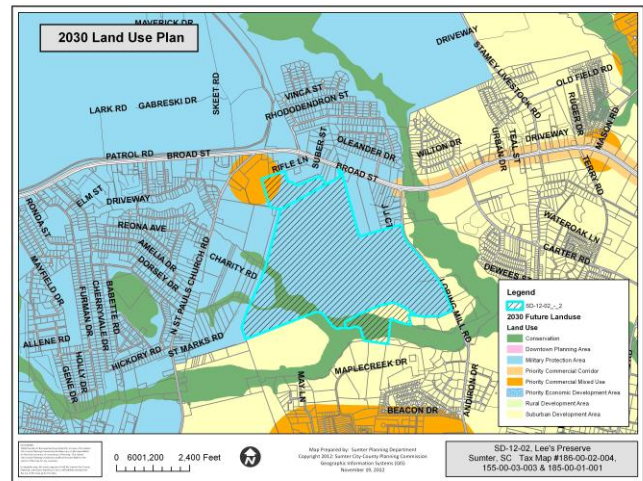


approval, due to the large lot residential nature of the subdivision. The property is located within the Shaw A.F.B. Noise Attenuation Area, as set forth under the Zoning Ordinance. Primarily, this means that the subdivision is in an area of potential sensitivity to aircraft noise, requiring notification to all residents through properly placed signs.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The 2030 Comprehensive Plan designates this property in the Military Protection Planning Area. The policy area intends to protect Shaw A.F.B. from incompatible land use encroachment. Residential uses of typically suburban densities on public water and sewer are not supported. However, large lot, low density residential development, of the kind proposed in this preliminary subdivision application meet this policy area's expectations.

Policy two of the Planning Area states that "very low density residential uses" are supported (page LU 17). This application therefore, is consistent with the 2030 County Comprehensive Plan.

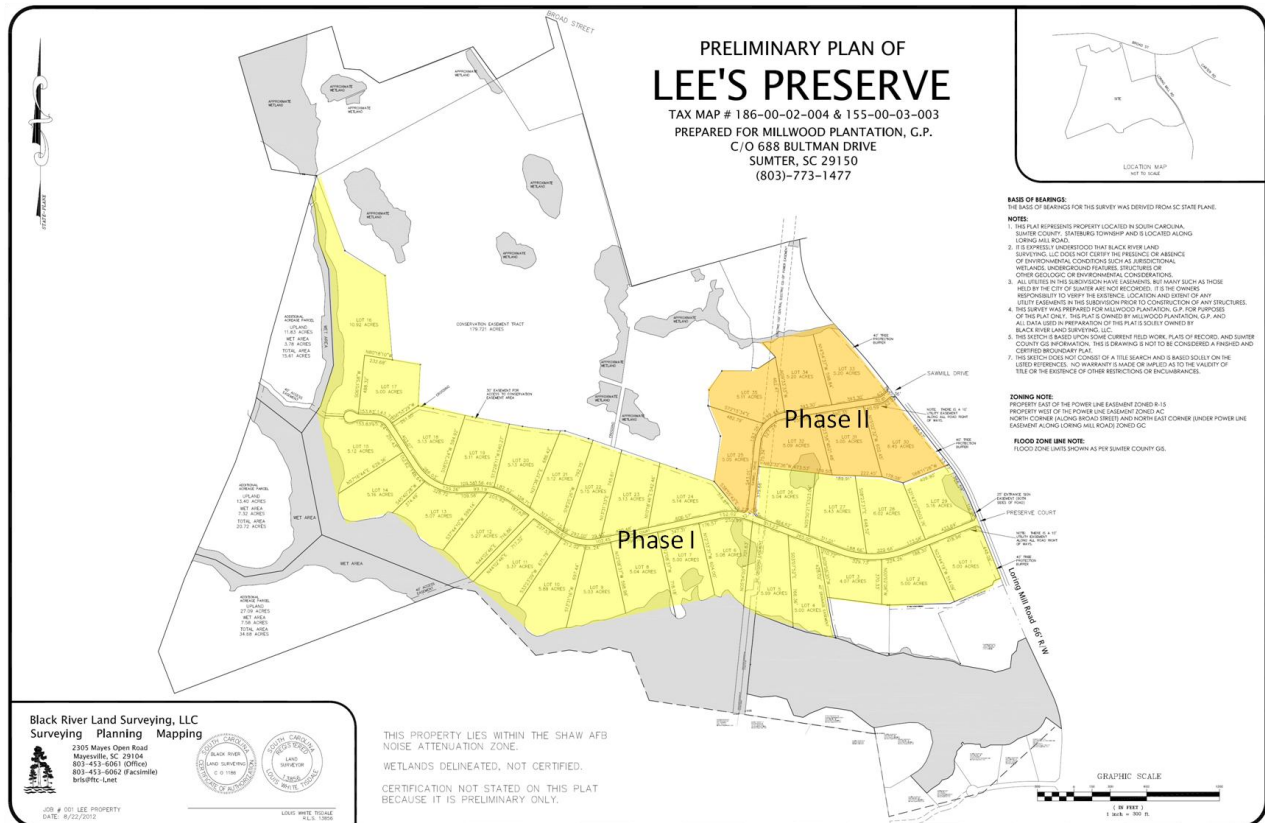


IV. PRELIMINARY PLAT REVIEW

Based on Article 7, Section 7.d.5, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits. An applicant may request final approval for the whole development or for a section of the preliminary plat as long as specific phased approval is granted by the Planning Commission Board.

In this case, the Applicant proposes full preliminary plan approval as shown and submitted, with the right to record final plats in an individual manner. This is a departure from normal subdivision recordation practices (which allow recordation in phases). However, due to the expected low rate of take down combined with the large lots size, we think it's a reasonable approach to allow final plat recordation, essentially one lot at a time.

We note however, that individual house construction and occupancy is still subject to the public street acceptance process of Sumter County.



Zoning District Requirements

Lee's Preserve is split by multiple zoning districts, with the 35 lots carrying both AC and R-15 Zoning.

The minimum development standards in the R-15/AC District for Single-family detached dwellings are as follows:

Minimum Lot Area Per structure:	As shown on preliminary plan
Minimum Lot Width:	As shown on Plat
Minimum Yards, Per Structure:	
Front – 35 ft.	
Side – 12 ft.	
Rear – 25 ft./50 ft.	
Maximum Impervious Surface Ratio:	40%/80%
Common Open Space Ratio:	As shown on plat
Maximum Building Height:	35 ft.

We note that the large leftover tracts to the south and west require waivers to the length to width ratio requirements (between lots 11/12 and 15/17). While we have no objection to this need to access larger environmentally constrained tracts, these tracts may not be further subdivided without public access and frontage.

Stormwater Management Plan:

Due to the large lot nature of the development, Stormwater plans are limited to the public streets. The Applicant is working with the County on a low impact approach.

Public Safety:

Fire – The proposed plan was reviewed by Robbie Rickard, Fire Inspector with the Sumter Fire Department. It has been determined that the proposed plans meet minimum fire safety requirements.

Environmental

The Lee's preserve property contains numerous wetland and floodplain areas. They are depicted on the preliminary plat and are considered no build areas. The project also has dedicated approximately 180 acres for conservation purposes and for the passive use by subdivision owners. This is an exceptional use of sensitive areas, as the large lots are clustered away from the larger wetland pockets (as well as further away from the Shaw A.F.B. noise contours).

V. UTILITIES

The Applicant requests that public water serve the site, along with private well and septic.

VI. TRAFFIC REVIEW

The large lot residential development is expected to have little impact on the local street network. The 35 units will generate 350 trips per day. The Applicant proposed to constructed the street network in phases with Preserve Court first, followed later by Sawmill Drive. The entrance locations are subject to SCDOT encroachment permitting review.

VII. SUBDIVISION-PLANNED DEVELOPMENT REVIEW – November 13, 2012

The only outstanding issue from Technical Review was related to stormwater management. The applicant, their engineer, and staff members from the Sumter County Stormwater Utility are working together to address low impact design issues.

VIII. STAFF RECOMMENDATION

This proposed large lot subdivision is an appropriate and good land use, considering the significant environmental factors and the location within the Noise Attenuation area. We recommend approval subject to the submitted Preliminary Plan.

IX. DRAFT MOTION

- 1) I move that the Planning Commission approve SD-12-02, subject to the preliminary plat titled, "Preliminary Plan of Lee's Preserve" received and stamped by Planning Staff November 13, 2012, prepared by Black River Land Surveying, LLC.
- 2) I move an alternate motion.

X. PLANNING COMMISSION – NOVEMBER 28, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, November 28, 2012, approved this request as presented.